

TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT  
TELEPHONE 482-0248



CORRESPONDENCE

RECEIVED

JAN 08 1990

CLOUGH HARBOUR & ASSOCIATES

January 4, 1990

Larry Callander  
Clough, Harbour & Associates  
3 Winners Circle  
P.O. Box 5269  
Albany, New York 12205-5269

Dear Larry,

Attached for your information is a list of the major property owner's in the Airport GEIS Study Area and a copy of the form letter which was recently sent out to each of them.

If you should have any questions or comments, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Burke", is written over a horizontal line.

Mary Burke  
Senior Planner

enc: 1

The following is a list of the property owners in the Airport  
GEIS Study Area which received a copy of the attached letter.

1. Alkin Partnership
2. N.L. & V.M. Frangella
3. Willard T. Anderson
4. British American Development Group
5. M.L., E.M., E.I., & G.F. Buhrmaster
6. John Cerone
7. Camelot Associates Corp.
8. Donald Constantine
9. John Constantine
10. Richard D. Daigle
11. Davis Enterprises
12. Edward Commarota
13. Salvatore R. Beltrone
14. Helen Coleman
15. Janet M. Empie
16. Elected Realty Inc. / Selected Meat Packers Inc.
17. Edward W. Engel
18. Patricia A. Fox
19. M.H. & M.B. Mooring Yager
20. Solomon & Rosetti
21. Charles E. Denison, Jr. c/o Maybelle E. Denison
22. B.L. Fedor & J.R. Otis
23. Richard C. Garling
24. David & Candace Weir
25. RO JO LO Partners

Property Owners/Airport GEIS Study Area

26. Colonie Latham Associates
27. Turf Construction Co., Inc.
28. George A. Voght, Jr.
29. Frank H. Willey
30. John R. Milanese
31. Antoinette Picozzi
32. Armand Quadrini
33. Kenneth & Barbara Rebusman
34. Tracy & Marilyn Radtke
35. Huntington Associates
36. Edward W. Dalheim
37. William S. Hillard
38. John V. Maiuccoro
39. Charles T. Male, Inc.
40. Betti S. Grossman
41. Gaffers Realty Inc.
42. Charles M. Golden
43. The Hearst Corp. c/o Capital Newspapers Division
44. Beatrice Willey c/o Stephen Vinciguerra
45. M.L. & D.K Nemith
46. Nemith Motor Corp.
47. Filomena Palma
48. Howard L. Goldstock for Albany County
49. Barry, Bette & Led Duke
50. Jay Sherman, Colonie IDA
51. Vincent Wolanin, Bethlehem Construction Corp.
52. Sy Syvertsen, Center for Economic Growth

# TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT

TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

January 2, 1990

Chuck Poe  
British American Development Group  
3 Cornell Road  
Latham, New York 12110

Dear Mr. Poe,

As you may be aware, the Town of Colonie Planning Board, as lead agency, is preparing a Generic Environmental Impact Statement (GEIS) to assess the impacts of proposed and future development in an area surrounding the Albany County Airport. Enclosed you will find a map which delineates the study area.

The GEIS will project planned and potential real estate development within the study area through the year 2005 and will estimate the cumulative impacts which this proposed development will have on the environment and local government services. To accurately estimate the level of development that is likely to occur during this period, the Planning Board wishes to invite your participation as an owner of undeveloped lands within the study area.

While the Planning Board is aware of many development proposals within the airport study area, there is an extensive amount of undeveloped land remaining. As an owner of a portion of this property, we would like to solicit your comments and request that you share with us any plans which you may have with respect to your property through the year 2005. We strongly encourage your input in this review and planning process and would value any assistance which you may be able to provide us in this endeavor.

In an effort to complete the draft GEIS in a timely manner, we would appreciate your written comments prior to January 22, 1990. Should you have any questions regarding this matter, please contact Mary Burke of the Town of Colonie Engineering & Planning Services Department at 482-0248.

We thank you for your cooperation and assistance in regard to this matter.

Very Truly Yours,

Peter E. Platt, Chairman  
Town of Colonie Planning Board

Enclosures: 1



BRITISH AMERICAN

CORRESPONDENCE

3 Cornell Road, Airport Park, Latham NY 12110

(518) 786-6000

Fax # (518) 786-1134

January 25, 1990

RECEIVED

JAN 29 1990

CLOUGH HARBOUR & ASSOCIATES

Mr. Lawrence M. Callender  
Senior Environmental Planner  
Clough, Harbour & Associates  
3 Winners Circle  
P.O. Box 5269  
Albany, New York 12205-5269

Re: Airport Area Environmental Impact Study

Dear Mr. Callender:

Enclosed is a map and narrative detailing British American's plans for the development of its lands in the vicinity of the Albany County Airport. I hope this information will be of assistance to you in the preparation of the Draft Environmental Impact Statement. If there is anything further you require, please feel free to call.

Sincerely,

BRITISH AMERICAN DEVELOPMENT

*Charles W. Poe, Jr.*

Charles W. Poe, Jr.  
Director of Marketing

cc: Susan Marie Tatro, Esq.  
Peter E. Platt  
Mary Burke  
Jim Sperry  
James J. Conroy



## AIRPORT PARK LAND USE ANALYSIS

### **Description of Current and Projected Development of Airport Park**

The development of Airport Park by British American began when they purchased the original 79 acres in 1978. Over the next 10 years, British American acquired more land contiguous to the original parcel for a current total of 350 acres.

In the early stages of planning, British American devised a concept for the road network within the Park, separating the warehouse/distribution facilities from the office buildings. This has created an environment in which office and distribution concerns can function efficiently and compatibly. From the outset, a strict set of architectural, operational and site standards was incorporated into the leases and deeds of tenants and lot owners in Airport Park, in order to maintain the intended parklike atmosphere. Through the use of extensive setbacks, green areas in the Park have been set at approximately 50% of each building site. Similar attention has been paid to the road system, creating 70' wide boulevards with granite curbs. The result is both pleasing to the eye and functionally efficient.

The existing development within Airport Park is comprised of four zoning types: Commercial H, Business E, Residential A-2 and Undeveloped. Each of these areas is broken down as follows:

- |                     |                                      |
|---------------------|--------------------------------------|
| 1. Commercial H:    | 40 acres.....200,000 s.f. developed  |
| 2. Business E:      | 30 acres.....50,000 s.f. developed   |
| 3. Residential A-2: | 100 acres.....34 acres developed     |
| 4. Undeveloped:     | 180 acres.....200,000 s.f. developed |

Regarding the undeveloped Residential A-2 lands, British American has considered a rezoning of the 50 acre parcel immediately adjacent to the approved commercial subdivision. The Park as it has been developed, with the large open green spaces and generous setbacks, creates a good transition from the congested urban scape into the suburban residential. Developing a corridor

of office space along British American Boulevard, with access limited to the Boulevard, would create a natural link between Troy-Schenectady Road and Albany Shaker Road. This would allow some of the commuter traffic bound for the Park to get out of the congested traffic flow sooner. A good buffer between the heavy commercial development along Troy-Schenectady Road and the suburban residential character of Vly Road would also be created.

Concentrating on the commercial development of the Park for the purposes of this analysis, the Commercial H lands support the warehouse/distribution facilities, and the Business E and Undeveloped lands the office buildings. A partial list of the tenants in Airport Park includes:

McDonald's Corporation Regional Offices  
General Motors Acceptance Corporation  
Metropolitan Life Insurance Company  
The Prudential Insurance Company of America  
Miller Brewing Company  
Allied Signal/Bendix Friction Materials Division  
Transamerica Commercial Finance

British American's current development goals involve attracting Fortune 500 companies and executive office users, as well as distribution companies whose operations require a central location. The ultimate goal of the Park is to create a working environment where individuals and companies can operate as efficiently as possible, while enjoying a high quality of life. Tenants will be able to take advantage of the Park's suburban location by walking, running, biking and picnicking, while also using the amenities such as a day care center, restaurant and banking facilities planned for the future.

During the early years of the Park, due to the economic climate and the softness of the industry, the development rate was slower than in recent years. The concept of Airport Park has caught on and demand for this type of environment has increased steadily. As a result, over the past three to four years the absorption rate has been 70,000 to 100,000 square feet per year. The projected absorption rate for the next five years is between 100,000 and 150,000 square feet per year. The possibility of an even greater rate is possible with a single large tenant. In general, an absorption rate of 100,000 square feet per year with a density of 10,000 square feet per acre could be anticipated.

Until July, 1989, the parking ratio for office buildings prescribed by the Town of Colonie was 3 spaces per 1,000 square feet of gross building area. British American's parking ratio has been 5 spaces per 1,000 square feet from the inception of the Park, and in some cases that ratio has been exceeded. Future developments within the Park would maintain the 5 spaces per 1,000 square feet as a minimum.

Still remaining in the original 79-acre subdivision is the build-out capacity for approximately 200,000 square feet. One more building is planned for the Commercial H zoning area, a 60,000 square foot distribution facility. Projected users will be 10,000 square feet and up in size. The rest of the land in Airport Park will be used for office build-out; a 70,000 square foot building is currently in the planning process. Outside of the approved subdivision is 180 acres of land zoned Undeveloped. The anticipated build-out on the total acreage is 1,800,000 square feet. As mentioned, British American plans to provide all

amenities necessary for a complete office environment. Plans are currently under way for a 200- to 250-room hotel, located at British American Plaza, the southerly portion of the lands immediately adjacent to the Airport. This hotel will not only service the Park's needs, but also serve as a benefit to the entire Capital District. Day care, restaurant, retail and banking facilities will also be part of the master planning process, to be incorporated within the build-out of the remaining lands. The ultimate goal is for Airport Park and British American Plaza to be a self-contained development, serving all its tenants' needs.

A road system is proposed in the master plan running through Airport Park from the Airport access road to Route 7, creating a viable alternative to the congested Albany Shaker Road. Traffic lights will be proposed for the intersections of Route 7 and Albany Shaker Road. Future road expansion will be completed in conformance with the existing standards: boulevards with granite curbing. The Town has currently granted conceptual approval to the extension of lower Cornell Road for 100 feet and upper Cornell Road (to be renamed) by 1200 feet.

British American had a concept in developing Airport Park to create a first class office/distribution park where corporate clients could locate and operate in a professional work environment. Through the years, this concept has been implemented and will be continued in future development.



### SUMMARY OF EXISTING LAND USE:

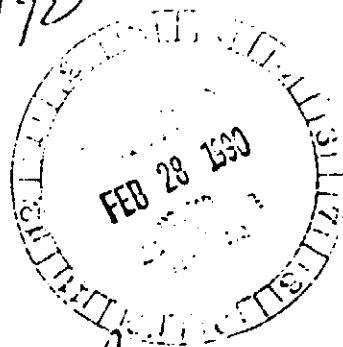
British American has approximately 40 acres of Commercial H zoned land, on which the Park's warehouse/distribution facilities have been built. Following is a list of the existing buildings and sizes:

2 Cornell Road	15,000 sf
3 Cornell Road	62,000 sf
4 Cornell Road	50,000 sf
6 British American Boulevard	73,000 sf

The remaining acreage in Airport Park is zoned Undeveloped, with approximately 30 acres zoned Business E, and is used for executive office buildings. Following is a list of the existing buildings:

4 British American Boulevard	26,500 sf
15 British American Boulevard	30,000 sf
17 British American Boulevard	26,000 sf
19A British American Boulevard	35,500 sf
19B British American Boulevard	40,000 sf
21 British American Boulevard	22,000 sf
8 British American Boulevard	20,000 sf
1170 Troy-Schenectady Road	30,000 sf
1200 Troy-Schenectady Road	20,000 sf

2/27/90



Dear Mary

Attached is the long overdue list of property owners we are working with in our Airport BEIS project.

We appreciate your willingness to keep these people informed of your progress and look forward to meeting with you soon to show you what we propose.

Sorry for the delay in getting this to you - I've been carrying it around with me for weeks in hope of dropping it off. Oh well.

Best Regards

Jim Conway

Center for Economic Growth  
**Westside Planning Program**

Kevin M. Bette, Partner  
Columbia Development Group, Inc.  
52 Corporate Circle  
P. O. Box 12753  
Albany, NY 12212  
452-3106 FAX: 452-3109

Bob Bristol, President  
Saratoga Associa  
443 Broadway  
Saratoga Springs, NY 12866  
587-2550 FAX: 587-2564

John Cerone, President  
John Cerone, Inc  
742 Lishakill Road  
Schenectady, NY 12309  
869-8602

Francis Coughlin, President  
British American Management Corp..  
British American Boulevard  
Latham, NY 12110  
786-6000 FAX: 786-1134

Steven Vinciguerra  
30 Utica Avenue  
Latham, NY 12110

Tim Vinciguerra  
30 Utica Avenue  
Latham, NY 12110

Vince Wolanin, President  
Wolanin Companies, Ltd.  
Pinnacle Place, Suite 200  
Albany, NY 12203

Mark Nemith, President  
Nemith Motor Corp.  
P.O. Box 669  
Latham, N.Y. 12110





MAR 9 1990

March 7, 1990

Ms. Mary Burke  
Senior Planner  
Town of Colonie  
272 Maxwell Road  
Latham, NY 12110

Dear Ms. Burke:

Thank you very much for your letter and enclosures of February 23, 1990. I am the owner of a piece of property on Sand Creek Road which is next to Remundo Drive and backs up to the industrial park which comes off of Wolf Road. Although this property is zoned for single-family development, I believe its highest and best use would be for some type of multi-family, and undoubtedly, that type of multi-family would be targeted toward the elderly.

If in fact, in the planning process, this property could be developed as a 150-apartment senior citizen complex, with a 60-bed nursing home, I believe it would not only be an asset to the town of Colonie and the community at large, but also would have the least impact on the neighbors surrounding this parcel of ground.

When completing your SEQR, I would appreciate your giving this suggestion of zoning your consideration.

Very truly yours,

DAVIS ENTERPRISES

Roger J. Davis

RJD/lm



# K & P DEVELOPERS LTD.

116 Wolf Road • Albany, NY 12205 • (518) 458-2118

March 5, 1990

Mr. Lawrence Callander  
Clough Harbor & Associates  
3 Winner Circle  
Albany, New York 12205

RECEIVED

MAR 09 1990

CLOUGH HARBOUR & ASSOCIAT

Re: Airport Area GEIS

Dear Larry:

On behalf of K & P Developers, Inc., owner and developer, I would like to present a proposal for a project within the Airport Area GEIS Study Area.

The site, located on the east side of New Karner Road, County Rt. 155, listed as lot number 441 on the Town of Colonie Tax Map number 0309, is a 1.7 acre site within the Business "G" Zone. Proposed, will be the construction of 30,000 square feet of general office space. A single access will be created directly onto New Karner Road, for a parking area in accordance with the current parking regulations for general and professional office space. This type of land use would be in keeping with the current zoning regulations and with the Land Use Management Programs as proposed by the "LUMAC" study.

Please include this information in your analysis of projected development for this portion of the study area. If you have any questions, please feel free to contact me at your convenience.

Harry -  
The attached is  
for your information  
Mary Burke

## CORRESPONDENCE

February 5, 1990

RECEIVED

FEB 14 1990

Peter E. Platt, Chairman  
Town of Colonie Planning Board  
272 Maxwell Road  
Latham, NY 12110

To Whom It May Concern;

GEIS

CLOUGH HARBOUR & ASSOCIATES

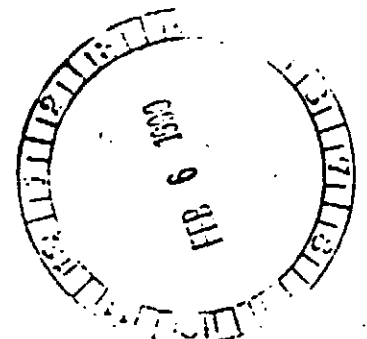
In reply to your request of January 2, 1990 with regards to a Generic Environmental Impact Statement to assess the impacts of proposed and future development in an area surrounding the Albany County Airport.

As owners of undeveloped land (4120 River Road) within the study area, we do not have any definite plans at this time, but would like to keep it residential.

We would appreciate being informed of any further studies or changes.

Very Truly Yours,

*James Buhrmaster*  
Marian, Elsie, Edward and George Buhrmaster  
28 Park Hill, Apt 8  
Menands, NY 12204



STEPHEN VINCIGUERRA  
COUNSELOR AT LAW  
10 UTICA AVENUE  
LATHAM, NEW YORK 12110  
785-1138  
AREA CODE 518

RECEIVED  
JAN 24 1990

CLOUGH HARBOUR & ASSOCIATES

PLEASE REPLY TO:  
P. O. BOX 809  
LATHAM, N. Y. 12110

January 23, 1990

Clough Harbour Associates  
3 Winners Circle  
P.O. Box 5269  
Albany, New York 12205 - 5269

Attn.: Laurence Callander, P.E.

Re: Airport GEIS

Dear Larry:

The undersigned, along with Richard Tentor, John R. Milanese and Timothy Vinciguerra, own interests in the following parcels located along the west side of the Northway, all of which are a part of the GEIS:

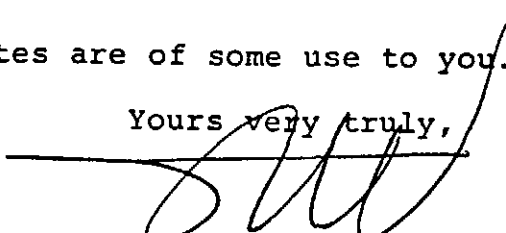
Map No. 19.13, Blocks 1, 2 and 3 and	
Map No. 19.17, Block 1, total	30 acres
Map No. 19.03-1-18	5 acres
Map No. 30.02-2-1	<u>23</u> acres
Total	58 acres

By the year 2005, we can expect, all other things being equal, a construction of buildings totalling 410,000 square feet.

The report given to you at the last meeting on Parcel 30.00-5-9 of 71.5 acres in the total of 1.4 million square feet was over-optimistic. I estimate that the correct figure would be a maximum of 506,000 square feet.

I trust that these estimates are of some use to you.

Yours very truly,

  
Stephen Vinciguerra

SV/ev  
cc: Saratoga Assoc., Bob Bristol  
cc: Center for Economic Growth,  
E. M. Syversten  
cc: Town of Colonie, Mary Burke

RECEIVED

JAN 23 1990

CLOUGH, HARBOUR &  
ASSOCIATES

MR. Peter E. Platt Chairman  
Town of Colonie Planning Board  
Town of Colonie  
272 MAXWELL Road  
Latham, New York 12110

RE: GEIS Study

MR. Platt

Thank you very much for keeping me informed of the  
GEIS study as outlined in your letter dated Jan. 2, 1990

We would like you to know. We do plan on some type of  
development of the property in the very near future. (1 to 3 yrs.)  
But as to what type were very unsure. We do plan on  
asking of your expertise as to what suggestions or ideas  
that Colonie might like to see developed on our property.  
And would be very open to those suggestions.

Thank you so much for your consideration in this matter

Very Truly Yours

Samuel P. Frangella



**CHARLES T. MALE, INC.**

3010 TROY ROAD

SCHENECTADY, N.Y. 12309

**RECEIVED**

JAN 23 1990

CLOUGH, HARBOUR &  
ASSOCIATES

January 19, 1990

Mr. Peter E. Platt, Chairman  
Town of Colonie Planning Board  
Memorial Town Hall  
Newtonville, NY 12128

Re: Plans for Development  
Lands of CHARLES T. MALE, INC.

Dear Pete:

The following information is submitted in response to your letter dated January 2, 1990.

The acreage owned by Charles T. Male, Inc. is listed on the Town of Colonie tax rolls in 9 separate tax bills. These total 198.6 acres of land. We have been developing this area in the Town of Colonie since the 1950's as "NISKAYUNA HILLS". The most recently improved area was identified as "MAP #9" and included 18 lots of which 5 remain unsold.

It is the plan and intention of the corporation to continue to develop the remaining acreage in an orderly and environmentally sound design for residential use. Our present feeling is that a mix of single family homes and townhouses using the cluster provisions of Section 281 of the Town Law would accommodate approximately 380 housing units. This type of layout would tend to minimize both the magnitude of clearing of trees and the grading of the land.

There is one significant feature of our land which poses a unique development problem. Almost all of the land lies above elevation 410 feet. Over several months I have been discussing with Gary Mostert the alternatives for servicing our land with water from Latham Water District. The most apparent solution will require a pumping station, water tower and appropriate transmission mains and appurtenances. A rough preliminary estimate for this project will exceed \$1,100,000.

Although the Town may share in this project to improve the water pressure for about 42 existing homes on Denison Road, it appears that the major portion of the cost of this higher pressure water system must be financed up front by Charles T. Male, Inc. In this regard, I would respectfully request that Charles T. Male, Inc. be given full credit for this town improvement as a reduction of mitigation fees as we submit phases of Niskayuna Hills for development.

-2-

Mr. Peter E. Platt  
January 19, 1990

I will appreciate the opportunity to submit more information if it is appropriate at this time and/or discuss any items in further detail. Please direct all communications on this to me at 2988 Hillcrest Road, Schenectady, NY 12309.

Sincerely,



Kenneth J. Male, Secretary

KJM/jch

cc: All Directors of Charles T. Male, Inc.  
Gary Mostert

TABNER AND LAUDATO

COUNSELLORS AT LAW  
26 COMPUTER DRIVE WEST  
P.O. BOX 12605

ALBANY, NEW YORK 12212 2605

JOHN W. TABNER  
PAUL J. LAUDATO  
WILLIAM F. RYAN, JR.  
STEVEN W. KRAUS

\* ALSO MEMBER CONNECTICUT BAR

459-9000  
AREA CODE 518  
TELECOPIER 459-9165

C. THEODORE CARLSON  
DAVID S. MACKAY  
OF COUNSEL

LEGAL ASSISTANTS:  
LISA A. HOOKE  
KATHERINE M. ZAHN  
LORI L. FREDENBURGH

January 12, 1990

Engineering and Planning Services  
Department  
272 Maxwell Road  
Latham, New York 12110

Attention: Mary Burke

Dear Ms. Burke:

We are the attorneys for:

Helen Coleman of 945 Watervliet-Shaker Road, Albany, New York 12205;

Turf Construction Co., Inc., 271 Wolf Road, Latham, New York 12110; and

Colonie Latham Associates, P.O. Box 190, 1512 12th Avenue, Watervliet, New York 12189.

Each of our clients has received a copy of your letter of January 2, 1990.

Mrs. Coleman has previously written her comments and she had hoped that you would call those to the attention of the proper personnel.

I believe that Mrs. Coleman's daughter, Susan Brizzell will be writing to you relative to this project. The Coleman Family has farmed this area for a number of years. The apartment houses on the property are Mrs. Coleman's sole source of income and the farming in the area is the source of income of all of the members of the Coleman Family. They wish however to reserve any rights that they have relative to development as the present zoning is set forth. This property has been in the family for many years.

Turf Construction Company, Inc. owns a tract of land adjacent to Sand Creek Road which is presently under Planning Board review. They have submitted a DEIS and it should shortly be received as an FEIS. This matter, we believe, is grandfathered and not subject to Generic Environmental Impact Statement review.

JAN 16 1990

Engineering and Planning Services Department  
January 12, 1990  
Page 2

Colonie Latham Associates is the owner of a tract of land on the Watervliet-Shaker Road which is also presently before the Planning Board, has received concept approval, has agreed to the payment of an impact fee and is grandfathered in relation to the Generic Environmental Impact Statement.

If you wish any additional information in regard to these matters, please let me know.

With best wishes.

Very truly yours,

TABNER AND LAUDATO

John W. Tabner

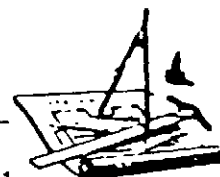
JWT/ck

cc: Colonie Latham Associates  
Turf Construction Co., Inc.  
Mrs. Helen Coleman

# MAND QUADRINI CONSTRUCTION, INC.

AL ESTATE DEVELOPER • DESIGNS • CONSULTANTS • MANAGERS • BUILDERS  
MILL HILL 5885 STATE FARM ROAD, SLINGERLANDS, NY 12159

(518) 456-3151



January 12, 1990

6021 91

Peter E. Platt  
Chairman  
Town of Colonie Planning Board  
272 Maxwell Road  
Latham, New York 12110

Dear Mr. Platt:

Thank you for your letter of January 2, 1990 to Mr. Quadrini regarding his land on Route 7 (13 acres). As per your request we provide the following as to our intentions for the land:

1. Retail or lodging on Route 7 frontage (approximately 1,000 feet of frontage.)
2. Office park on rear portion of land.
3. We have enclosed a copy of the impact study area outlining Mr. Quadrini's holdings.

Please call me should you desire any further information.

Sincerely yours,

Paul M. Healey

PMH/lr  
Enclosure





# Camelot

## Associates Corporation

### BUILDING CONTRACTORS

10 DENNIS TERRACE  
SCHENECTADY, NEW YORK 12303  
(AREA CODE 518) 456-2609

RECEIVED

JAN 23 1990

CLOUGH, HARBOUR &  
ASSOCIATES

JAN 18 1990

January 17, 1990

Mr. Peter E. Platt  
Town of Colonie  
Planning Board  
272 Maxwell Road  
Latham, New York 12110

Dear Mr. Platt;

In response to your letter of January 2, 1990 requesting our plans concerning our lands in the Albany County Airport project study we are preparing to propose a residential subdivision consisting of approximately 17 homes. We estimated that it will take approximately 12 acres. The remaining 20 acres are being studied to determine their best use.

I have enclosed a map showing (in red) the lands we own and also (in blue) the proposed subdivision.

If I can be of any assistance to you in the future please let me know.

Very truly yours,

Dennis A. DeGennaro, President  
Camelot Assoc. Corp.

Enclosures 2  
DAD/ff

CREEK

STUMP  
POND

RIGHT

CONTAINING 57,478.2 BOWS

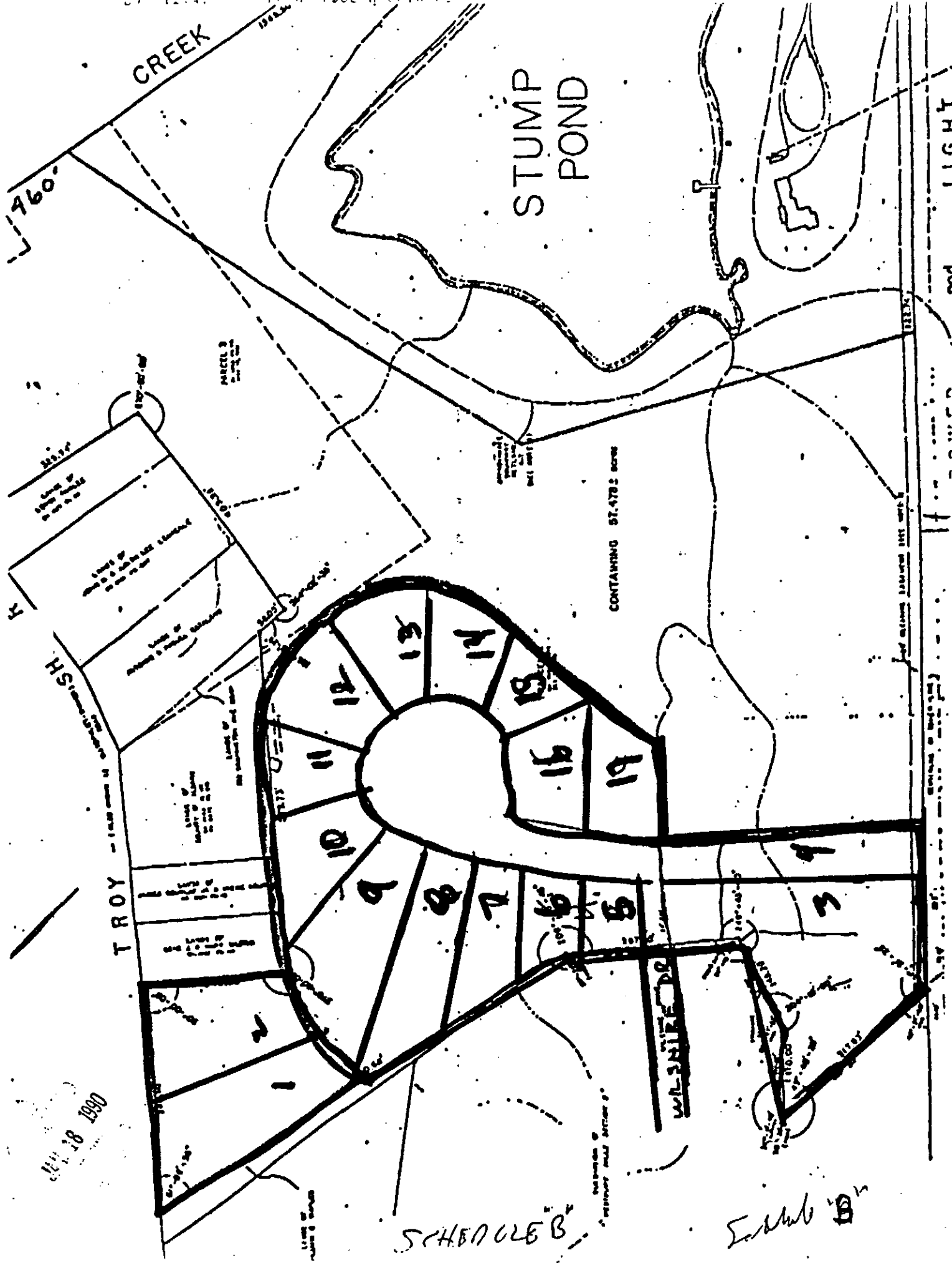
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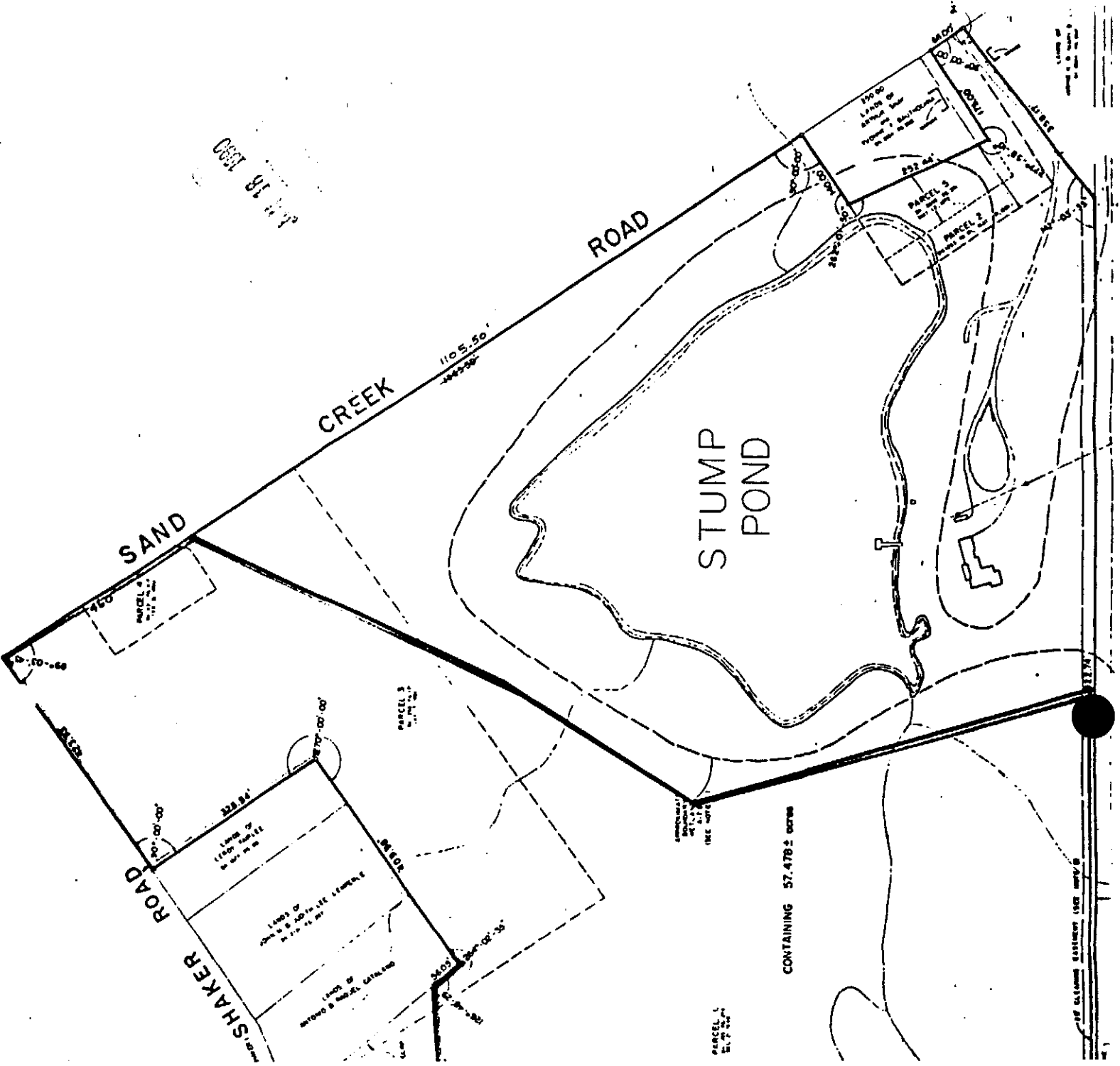
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Sub B





0651 81 177



SAND

CREEK

ROAD

STUMP  
POND

SHAKER  
ROAD

CONTAINING 57.478 ± ACRES

117.74'



New York's  
**CAPITAL NEWSPAPERS**

WILLIAM M. CLEMENS, General Manager

THE TIMES UNION • SUNDAY TIMES UNION

January 10, 1990

Town Of Colonie  
Engineering and Planning Services Department  
272 Maxwell Road  
Latham, New York 12110

Gentlemen:

This is in reply to your letter of January 2 concerning the Generic Environmental Impact Statement project. We are in the process of preparing plans to add approximately 22,000 square feet of floor space, plus or minus, to our existing production, warehouse, garage and recycling facilities.

All the above will be added to the north end of our existing building. Please don't hesitate to contact me if you have any questions.

Sincerely,

WMC:gc

6581 21 1.90

Jan 14, 1990

RECEIVED

Peter E. Platt  
Town of Colonie Planning Board

JAN 23 1990

CLOUGH, HARBOUR &  
ASSOCIATES

Dear Peter,

We were pleased to receive your letter asking for our participation in the Airport GEIS study.

We have 35 acres of farmland in the study area and will continue to operate it as a family farm, which it has been for 65 years. The farm is in the process of being handed down to the next generation, our son and son-in-law. We also live here and feel very strongly that the zoning not be down-graded from Comm. H to Comm. H-Light Industry. We don't need any further erosion. We would like the applications for use variances in Comm.H be checked with the environment as top priority.

~~A larger culvert pipe should be installed beneath the~~  
airport to take the additional run-off from the area.  
The smaller one has been causing trouble for 20 years.

Very Truly Yours,

*William S. Hillard*  
William S. Hillard

JAN 16 1990



RECEIVED

JAN 22 1990

CLOUGH, HARBOUR &  
ASSOCIATES

JAN 22 1990

**GIBRALTAR**  
MANAGEMENT COMPANY

January 11, 1990

150 WHITE PLAINS ROAD  
TARRYTOWN, N.Y. 10591  
TEL 914 • 631 • 6200  
FAX 914 • 631 • 6243

Mr. Peter E. Platt, Chairman  
Town of Colonie Planning Board  
272 Maxwell Road  
Latham, NY 12110

Dear Mr. Platt:

I am in receipt of your letter dated January 2, 1990.

As managing agent for Betti S. Grossman, a land owner in Colonie, I am writing to advise you of our development plans through the year 2005 in order to assist you in preparing the General Environmental Impact Statement.

We are planning to develop either a class A office building or shopping center. The time frame of our proposed project is not known at this point although we feel that it could happen in the very near future. We will advise you as our plans become more definite.

I hope this information is helpful in preparing your G.E.I.S. and request that you send me a copy of your findings when they become available.

Very truly yours

GIBRALTAR MANAGEMENT CO., INC.

*Roger Hirschhorn*

Roger Hirschhorn

RH:nce

*Patricia A. Fox, M.D., F.A.C.S., P.C.*

Plastic and Reconstructive Surgery

1411 Union Street  
Schenectady, New York 12308

(518) 346-2358

Diplomate American Board  
of Plastic Surgery

Fellow American College  
of Surgeons

January 8, 1990

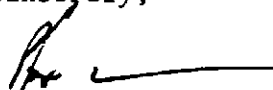
Mr. Peter E. Platt  
Town of Colonie  
272 Maxwell Road  
Latham, New York 12210

Dear Mr. Platt:

I appreciate your contacting me regarding the planning boards concerns in its study regarding the airport area. I presently own approximately seventy-seven acres in this area. It is my intent to leave this area undeveloped and my long term plans or my property would be ideally to set up some type of a custodial fund or foundation hat will provide a wildlife preservation area.

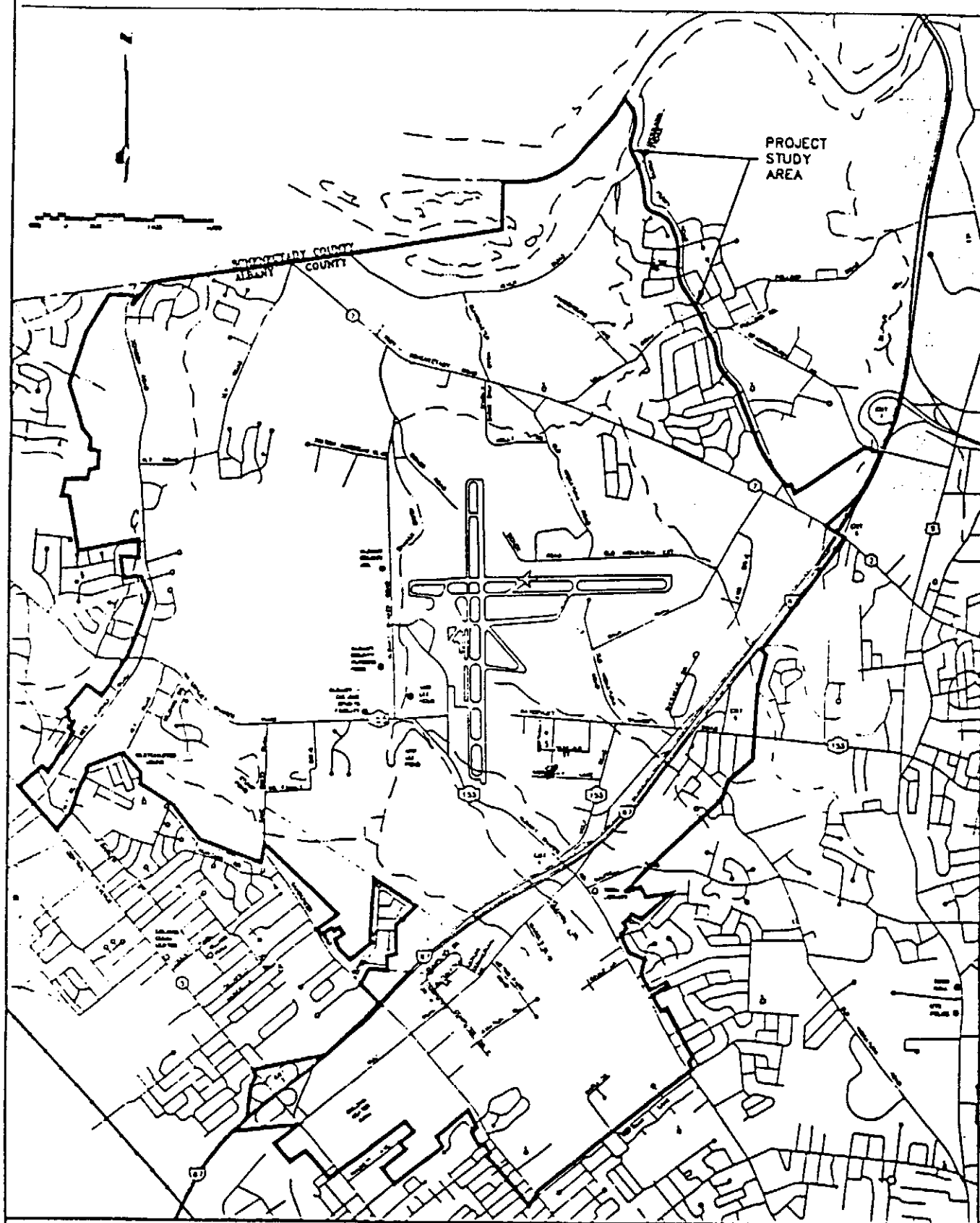
The area along the Mohawk River here is a very desireable both residential and recreational area and I would hope that you will take this into consideration in your assessment of the proposed airport expansions.

Sincerely,



Patricia A. Fox, M.D., P.C.

PAF/pm



ClOUGH, HARBOUR  
& ASSOCIATES  
ENGINEERS & PLANNERS  
2000-0000 0000 0000 0000 0000 0000

## STUDY AREA BOUNDARY

AIRPORT AREA GENERIC  
ENVIRONMENTAL IMPACT STATEMENT

December 12, 1989

Ms. Mary Burke  
Department of Engineering  
and Planning Services  
Town of Colonie  
272 Maxwell Road  
Latham, NY 12110

Dear Ms. Burke:

The Center for Economic Growth is vitally interested in the future of the Albany County Airport and the surrounding area because of its importance to the overall economic growth and development of the Capital Region. We support the efforts of Albany County, the Town of Colonie and the Village of Colonie in undertaking the Generic Environmental Impact Study (GEIS) of this area as a means of eliminating the present uncertainties and confusion concerning the proper development of the area. The results of the GEIS should help expedite the permitting process for the study area and overcome some of the extensive delays currently encountered.

In connection with the study, we urge the Town and its consultants to seriously consider several points.

1. Because of the extensive size of the area and the number of people and business affected, it is vital that this project be completed as soon as possible. Delayed projects artificially drive up costs, reduce income to hundreds of construction workers, architects, engineers, Realtors, material suppliers and retail stores as well as stop needed tax revenues for schools, police and fire protection, parks and other vitally needed public services. For these reasons, it is important that this project not be allowed to exceed the absolute minimum amount of time needed to come to a rational conclusion.
2. We urge that the Town and its consultant meet with and obtain input from property owners with undeveloped land in the area in order to obtain realistic data on the extent and timing of future development. We encourage land owners in the airport area to update and coordinate their plans so as to have a strong and realistic input into the GEIS process.

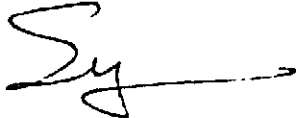
As you know, if the analysis only considers the impacts of a total buildout of existing zoning patterns the result can be a gross overestimate of building impact. Very often development occurs at standards or densities far under what is permitted by the zoning code. In addition, there is always residual vacancy in any urban area - even in the most densely built up areas.

3. Development policies need to be considered as well -such as those articulated in the LUMAC plan. Zoning designations can change, but some credence and stability should be given to general development policies officially endorsed by the community.
4. The Center for Economic Growth has spent a considerable amount of time and money in studying the requirements for future air travel in and out the Capital Region. We are convinced that now is the time to move forward boldly and imaginatively to meet the demands of a first class airport that can effectively serve the Capital Region well into the next century.

As a result of this effort, we are convinced that a new terminal complex located on the east side of the airport and in close proximity to the Northway is an absolute necessity both in terms of airport operations and in terms of the impact on the community and request that this alternative terminal site be made a consideration in the upcoming analysis. We will make the results of our research on this issue available to the Town and the consultant.

The draft scoping document is quite extensive and certainly covers a great many factors that could have an impact on the community. While we understand the reasons for this, we urge you to consider the hardship placed on the citizens of the Town, the Village and the County and to make sure that the process is completed as expeditiously as possible.

Very truly yours,



Einar M. Syvertsen, AICP  
Planner  
Center for Economic Growth



TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT  
TELEPHONE 482-0248



Robert A. Mitchell  
DIRECTOR

December 21, 1989

Einar M. Syvertsen, AICP  
Center for Economic Growth  
One KeyCorp Plaza, Suite 600  
Albany, New York 12207

Dear Sy,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

Sincerely,

Mary Burke  
Senior Planner

*Presented by Henry LaBella, Jr.  
Public Scoping Session*

STATEMENT PREPARED FOR THE  
DECEMBER 1989 PUBLIC SCOPING MEETING  
ALBANY COUNTY AIRPORT AREA GEIS

Good evening. My name is James LaGatta and I am the president of Shaker Ridge Country Club. On behalf of the members, I would like to applaud your preparation of a comprehensive environmental impact statement for the Albany County Airport environs and to express our interest in the preparation of the EIS.

Shaker Ridge Country Club comprises over 500 members who regularly avail themselves of the golf course, restaurant, tennis courts and pool facilities provided on our 250-acre parcel. As a private club, our primary interest is to use and maintain our Country Club's recreational and open space character.

From our perspective as a major property owner within the study area we want to emphasize our intention to sustain the existing facility as a golf course with ancillary low-intensity recreational uses. The eighteen-hole golf course occupies about 160 acres of the Club's 250 acres. In addition to the fairways and rough areas of the golf course, the site contains meadows and woods within and around the course proper. The Club is aesthetically pleasing to members and guests as well as to neighbors and passers-by.

We intend to continue as a country club. We have no plans for development other than recreational; for additional property acquisition; or for the sale of any land we now own. We do, however, plan to continue operational improvements to the golf course that include drainage, sanitary sewers, parking and building maintenance. Our master plan also details such improvements to

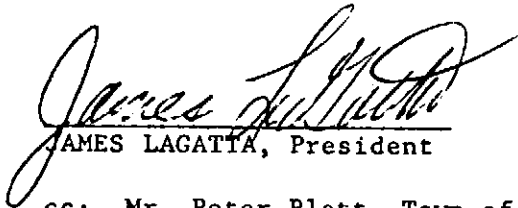
the landscape architecture of the golf course as tree plantings, reconstructing the fairways and greens and reopening and additional nine-hole course within the existing 160-acre layout.

Two of our planned improvements may impact the study area outside of the Club. A drainage improvement plan to revitalize the fairways and turf is now being prepared. We will not only clean and reestablish the on-site open drainage network but install sub-drains within the fairways. Although this work will not impact surrounding lands or existing drainage systems, we believe we should apprise you of our actions.

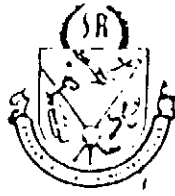
Shaker Ridge Country Club also proposed to build a new sanitary sewer line with connection to the Town of Colonie sewer on Albany-Shaker Road. The sanitary sewer will replace our old, deteriorating septic-and-leach-field system. The sanitary sewer line will be designed and constructed to Town standards; its cost will be bourn entirely by the members of Shaker Ridge Country Club. There will be no negative impact to the Town's sewer system because of sufficient capacity in the newly-constructed, 15-inch trunk sewer on Albany-Shaker Road. The elimination of a potential failure of our aging septic system, on the other hand, is of benefit to the Airport area.

Thank you for this opportunity to express our support for the EIS. We would welcome an active role in the refinement of the work scope and preparation of the impact statement. To that end, we would be available to attend meetings and workshops as well as to review study documents. If this level of participation by the private sector is unacceptable, we ask that Shaker Ridge Country Club continue to receive copies of all meeting notices and public

documents. If you have any questions, please feel free to telephone William Gantner, General Manager of the Club, or me.

  
JAMES LAGATTA, President

cc: Mr. Peter Platt, Town of Colonie Planning Board  
Mr. Frederick G. Filed, Town of Colonie  
Mr. Charles Cahill, Albany County Legislature  
Mr. Paul Cooney, Albany County Engineer  
Mr. Thomas Jorling, NYS Department of Environmental Conservation  
Mr. Robert Mendez, Federal Aviation Administration NYADO



*Shaker Ridge Country Club, Inc.*

802 Albany-Shaker Road  
Loudonville, New York 12211  
Tel. 869-0246

November 9, 1989

Mr. Peter Platt, Chairman  
Town of Colonie Planning Board  
272 Maxwell Road  
Latham, N.Y. 12110

EX-101

Re: Generic Environmental Impact Statement  
Albany County Airport Area

Dear Mr. Platt,

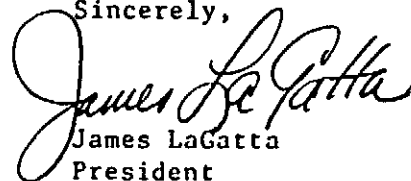
On behalf of the members of Shaker Ridge Country Club, I should like to take this opportunity to applaud your preparation of a comprehensive EIS for development proposals in and around Albany County Airport. As a major owner of undeveloped land within the study area, I should like to express our interest in the development of the environmental impact statement.

In addition to our support for the EIS, I also offer our participation. We would be pleased to be active in the refinement of the work scope and preparation of the impact statement. To that end, we would be available to attend meetings and work-shops as well as to review study documents.

If this kind of active participation by the private sector is not acceptable, we ask that Shaker Ridge Country Club be added to the GEIS mailing list to receive copies of all public documents and meeting notices.

Please do not hesitate to telephone Mr. William Ganter, General Manager at 869-0246 if you have any questions about our position.

Sincerely,

  
James LaGatta  
President

cc: Mr. Frederick G. Field, Supervisor, Town of Colonie  
Mr. Charles Cahill, Chairman, Albany Co. Legislature  
Mr. Paul Cooney, Albany County Engineer  
Mr. Thomas Jorling, Commissioner, NYSDEC  
Mr. Robert Mendez, NYADO, Manager, FAA

# TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT

TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989

James LaGatta, President  
Shaker Ridge Country Club, Inc.  
862 Albany Shaker Road  
Loudonville, New York 12211

Dear Ms. LaCivita,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

Sincerely,

Mary Burke  
Senior Planner

*An Equal Opportunity Employer*

NORTH COLONIE CENTRAL SCHOOLS

NEWTONVILLE, NEW YORK 12128

December 6, 1989

Mr. Peter E. Platt, Chairman  
Town of Colonie Planning Board  
272 Maxwell Road  
Latham, New York 12110

DEC 8 1989  
TOWN OF COLONIE

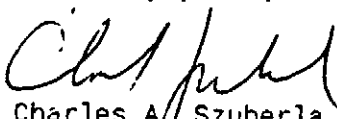
Dear Mr. Platt:

Re: Airport Area DGEIS

From the point of view of the North Colonie Central School District, it would be extremely important that, among the various issues evaluated in the above-referenced study, the matters of: (1) impact of development of the area on school enrollments, school capacities and attendant costs; and (2) impact of additional traffic generated by development on school bus routes, be included.

Thank you for this opportunity to provide input for the DGEIS.

Sincerely yours,



Charles A. Szuberla  
Superintendent of Schools

c. Board of Education

# TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT  
TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989

Charles A. Szuberla  
Superintendent of Schools  
North Colonie Central Schools  
Newtonville, New York 12128

Dear Mr. Szuberla,

We would like to thank you for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

If we should require any additional information from the school district we will contact you at the appropriate time. If you should have any information which you feel is pertinent to this study, please contact me as soon as you possibly can.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mary Burke", is written over a faint, circular official stamp.

Mary Burke  
Senior Planner



# CORRESPONDENCE

Larry -  
For your information  
Mary

December 15

Peter Platt, Chairman  
Town of Colonie  
Planning Board  
272 Maxwell Road  
Latham, NY 12116

RECEIVED

JAN 30 1990

CLOUGH HARBOUR & ASSOCIATES

Re: Coleman Farm

Dear Mr. Platt:


This letter is written to you for the purposes of describing conditions existing with regard to my farm property and the Shaker buildings located thereon.

I have made my home on the property for 37 years. My husband, who is now deceased, had lived on the property since 1935. My family and I continue to farm the property and to rent the Shaker buildings. The farm and buildings thereon constitute our livelihood.

My family and I depend upon the income derived from the building rentals. The buildings are historic and are protected by being listed on the national register. They are sturdy, durable structures built to last for years and years. The rentals are a substantial and essential part of my, and my family's income. If this income were interfered with in any way we would all be greatly prejudiced. Without the income we could not maintain or keep possession of the farm property.

The historical buildings on my property are protected and preserved; the rental income derived therefrom is necessary for my survival and for my children's future. Simply stated, I truly believe my position to be legitimate, reasonable and justified.

Sincerely,

  
Helen Coleman

JAN 25 1990

**TOWN of COLONIE COALITION of HOMEOWNERS ASSOCIATIONS**

ALBANY COUNTY, NEW YORK

Airport G.E.I.S.  
C/O Robert Mitchell, Director  
Colonie Engineering & Planning Dept  
272 Maxwell Rd  
Latham NY 12110

Sept 29, 1989

OCT 4 1989

Dear Mr. Mitchell,

The Neighborhood Council requests the following road improvements feasibility be studied as part of the airport GEIS:

- 1) Building a service road south of the Troy-Schenectady Rd, starting at the Old Niskayuna Rd, and ending on the Troy-Schenectady Rd, near Plaza Seven. ✓
- 2) Widening Albany-Shaker Rd, from the intersection of the Airport access road, north to the Troy-Schenectady Rd. ✓
- 3) Improving Wade Rd, and the two-lane section of Wolf Rd, on the west side of the Northway. To allow them to handle higher traffic volumes. —
- 4) Creating a new Mohawk River crossing, to connect the Troy-Schenectady Rd to Saratoga Co.

Sincerely,

*John Bergener, Jr*

John Bergener, Jr  
Council President

TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT  
TELEPHONE 482-0248

CORRESPONDENCE



Robert S. Mitchell  
DIRECTOR

October 18, 1989

RECEIVED

OCT 20 1989

Mr. John Bergener, Jr.  
Town of Colonie Coalition  
of Homeowners Associations  
4 Southern Drive  
Latham, New York 12110

CLOUGH HARBOUR & ASSOCIATES

Re: AIRPORT AREA GEIS

Dear Mr. Bergener:

We are in receipt of your September 29, 1989 letter regarding highway improvements to be considered as part of the Airport Area GEIS.

For your information, we will transmit a copy of your letter to Clough, Harbour and Associates our Consulting Engineers for their records. Please be advised that a more appropriate time to express your concerns would be at the Scoping Session for the Airport GEIS. This Session has not been scheduled to date because the Lead Agency Status has not been resolved. We will keep you advised of all progress in this matter.

Should you have any questions or comments, please feel free to contact our office.

Very truly yours,

Robert S. Mitchell, P.E.

RSM/w

cc: Mary Burke  
Michael Hoblock, Jr.

BCC: Latham, Clough Harbour

# TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT  
TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989

John Bergener, Jr.  
Coalition of Homeowners Associations  
4 Southern Drive  
Latham, New York 12110

Dear John,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

Sincerely,

Mary Burke  
Senior Planner

JANOR CORP.  
526 Albany-Shaker Road  
Loudonville, New York 12211  
458-1171

RECEIVED  
DEC 15 1989  
COLONIE  
ENGINEERING &  
PLANNING

December 15, 1989

Mrs. Mary Burke  
Engineering and Planning Services Department  
Town of Colonie  
272 Maxwell Road  
Latham, New York 12110

RE: Airport Area Generic  
Environmental Impact Statement

Dear Mrs. Burke:

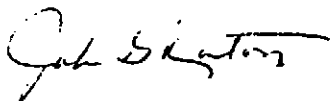
We would like to see an analysis of a future distribution system for portable water of the Vly and Dennison Roads area, particularly areas above the elevation of 410.

Also, during the meeting at the library on Tuesday evening, December 12th it was mentioned that the Planning Board would like to hear from property owners in the study area as to what their future plans are for their property. As we are the owners of approximately 50 acres on the west side of Vly Road, we would be most interested in sharing our plans with the Board.

Would you kindly inform us as to what procedure we should follow to accomplish this.

Thank you for your attention.

Sincerely,



John G. Norton  
President

# TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT  
TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989

John G. Norton  
Janor Corporation  
526 Albany Shaker Road  
Loudonville, New York 12211

Dear Mr. Norton,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

We will be contacting you in the near future to arrange for a time to further discuss your anticipated plans in regard to the Airport.

Sincerely,

Mary Burke  
Senior Planner



## BRITISH AMERICAN

# CORRESPONDENCE

3 Cornell Road, Airport Park, Latham NY 12110

(518) 786-6000

Fax # (518) 786-1134

November 8, 1989

RECEIVED

NOV 10 1989

Mr. Peter Conway  
Clough Harbour & Associates  
24 Aviation Road  
P.O. Box 5269  
Albany, New York 12205

CLOUGH HARBOUR & ASSOCIATES

Re: Airport Environmental Impact Study

Dear Mr. Conway:

I would like to make you aware of a situation that exists with respect to LUMAC's zoning recommendations for two parcels of property owned by British American. We believe this information should be taken into account in the Environmental Impact Study.

At the time of LUMAC's study, the committee was not aware of the extent of British American's land holdings around the Airport. It recommended that the area which comprises Airport Park be zoned office park, but in the mistaken belief that our other parcels were owned by the Shaker Ridge Country Club and Albany County, it recommended conservation and institutional zoning. This property is outlined on the enclosed map.

As you may imagine, it is very important to us that this land be given a zoning designation suitable for the uses contemplated when we purchased the parcels: one, office buildings with compatible accessory uses such as retail, banking and other services and the other, residential development.

Further, the office park designation for Airport Park would interfere with development of land in the Park which is currently zoned Commercial H. The office/warehouse market is quite active at this point and we would like to be able to take advantage of it for this remaining piece of land.

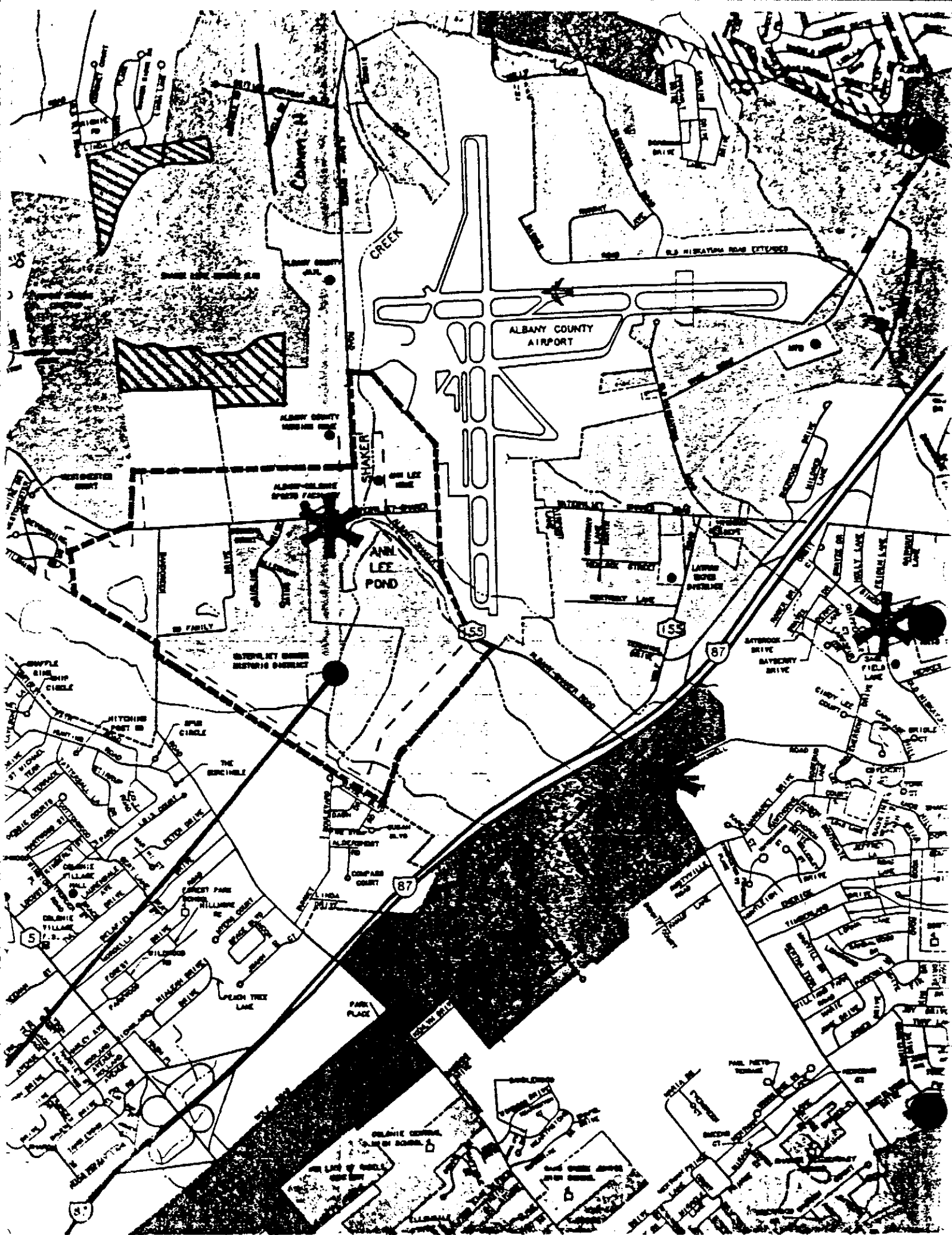
We would be grateful if you would take this information into account as you proceed with the EIS. If you need any further information or clarification, please do not hesitate to call.

Sincerely,

BRITISH AMERICAN DEVELOPMENT

*Margaret M. Cook*

Margaret M. Cook





TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT  
TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989

Margaret Cook  
Division of Legal Affairs  
British American  
3 Cornell Road  
Airport Park  
Latham, New York 12110

Dear Margaret,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

We will be contacting you in the near future to arrange a time to further discuss your anticipated development plans in the Airport Area.

Sincerely,

Mary Burke  
Senior Planner



Corporate Offices:  
PINNACLE PLACE • SUITE 200  
McKOWN ROAD Off WESTERN AVENUE  
ALBANY, NEW YORK 12203-3409  
518-489-3276, TELEFAX 518-489-3553

December 13, 1989

Mary Burke  
Town of Colonie  
Engineering and Planning Services  
272 Maxwell Street  
Latham, NY 12110

RE: "Metroplex At The Airport"  
Development To Be Built

Ms. Burke:

As pointed out during the hearing last night, land owners/developers should write to you to detail their plans for development of their property around the airport.

This letter is merely a reminder that we intend to develop the Idlewood Swim Club at 920 Albany-Shaker Road into a new development to be called, "Metroplex At The Airport" which will consist of 400,000 square feet of commercial space.

As you know, we have already received concept approval from the Planning Board on the Metroplex Development during which they ascertained that we would be responsible for a trip generation fee of \$1,500.00 per car or approximately one million dollars at buildout on the project as outlined.

My understanding is that this money was to be paid at the time of building permit and at certificate of occupancy in partial amounts based on the amount of space being constructed at that time.

We have written this letter as suggested by the hearing process of December 12, 1989 on the GEIS at the Town Library. Thank you.

Sincerely yours,  
Bethlehem Construction Corp.

Vincent M. Wolanin, President/CEO

pc Peter Platt, Fred Field, (Peter Conway, Lawrence Collander, and Peter Faith of Clough Harbour), Sue Tatro, Bill Hoblock, Gregory M. Wolanin, Thomas Czaplicki, BCC Legal Dept., Center For Economic Growth

Builders • Developers • Consultants • Managers

Corporate Offices:  
PINNACLE PLACE • SUITE 200  
McKOWN ROAD Off WESTERN AVENUE  
ALBANY, NEW YORK 12203-3409  
518-489-3276, TELEFAX 518-489-3553

**BETHLEHEM CONSTRUCTION CORP.**

A WOLANIN COMPANY

January 11, 1990

Ms. Mary Burke  
Town of Colonie  
Engineering and Planning Service  
272 Maxwell Street  
Latham, NY 12110

RE: Metroplex At The Airport  
Development To Be Built

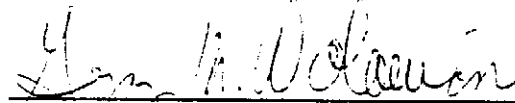
Ms. Burke:

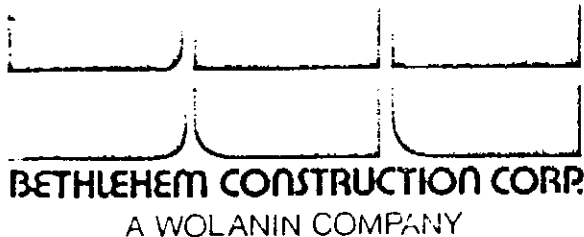
We are writing you this letter to remind you that we intend to develop the Idlewood Swim Club located at 920 Albany Shaker Road into a new development called, "Metroplex At The Airport" which will consist of 400,000 square feet of commercial space.

We have already received conceptual approval from the Town of Colonie Planning Board during the summer of 1989.

Thank you very much for your attention to this matter.

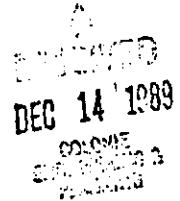
Sincerely yours,  
Bethlehem Construction Corp.

  
\_\_\_\_\_  
Gregory M. Wolanin, Vice President



Corporate Offices:  
PINNACLE PLACE • SUITE 200  
McKOWN ROAD Off WESTERN AVENUE  
ALBANY, NEW YORK 12203-3409  
518-489-3276, TELEFAX 518-489-3553

December 13, 1989



Mary Burke  
Town of Colonie  
Engineering and Planning Services  
272 Maxwell Road  
Latham, NY 12110

RE: Airport Area GEIS Scoping

Ms. Burke:

The scoping document for the GEIS neglected to detail a section for "Revenue Creation" to fund all the improvements that will be required in the airport area. As a developer/builder in that area we feel strongly that the burden of improvements must be shared equally by all parties that are utilizing the areas services and not just the newest guy on the block who may build a building or construct a home in the particular area.

The main reason why equitable sharing by all parties of the expense is necessary is that the improvements required are a result of "cumulative impacts" over the past five decades which are now being incrementally effected by the next additional car. At what point does the new guy become responsible?? If one extra car is added what contribution does the one car have in relation to the one hundred thousand other cars before it? The contributors to the cumulative prior strain on the infrastructure are probably more of an impact than the new guy who builds because the new guy creates modern, up-to-date facilities while the old guy simply does nothing to improve the system of infrastructure which is now cumulatively over burdened prior to the addition of that "next car".

All parties including developers/builders of which we are one, as well as all citizens, governmental agencies, etc. now using or benefiting from the services have a responsibility to share in the costs of upgrade of all the infrastructure.

The Albany Area Builders Association had a major problem with the Town of Guilderland because all builder members felt they were being singled out to pay for and fix this cumulative infrastructure problem. If a truly equitable sharing scheme were developed so that all users bore the expense burden in these regards on a fair and equitable basis I believe the opposition from segments of the development community would subside and vanish almost completely.

The Town of Colonie has a unique opportunity to now plan the area properly and to include "equitable revenue sharing measures" in the GEIS which would probably go a long way to make the situation "fair and reasonable" as opposed to "arbitrary, capricious and inequitable".

As a person who has lived in the Town for 20 years I would suggest that the following revenue sources be looked at:

1. Sales tax for purchases/services in Colonie
2. Special district tax
3. Airport fee/tax
4. Hotel tax for the area to visitors
5. Impact fee on other permitted projects, though not in the area.
6. Property taxes revenue
7. State, Federal, County funding
8. Fuel/gasoline/oil tax
9. Airport parking fee tax as most parking use is by non-Colonie patrons
10. Cigarette/Alcohol surtax for purchases made in Colonie
11. Linkage fee to developers for higher zoning or intensity
12. Other sources to be identified as part of this GEIS study to create a base of sources of funds so the infrastructure can be completed in a rapid and cost efficient manner on an equitable shared basis

Sincerely yours,  
Bethlehem Construction Corp.



Vincent M. Wolanin, President/CEO

pc Peter Platt, Fred Field, (Peter Conway, Lawrence Collander, and Peter Faith of Clough Harbour), Sue Tatro, Gregory M. Wolanin, Thomas Czaplicki, BCC Legal Dept., Center For Economic Growth

**TOWN OF COLONIE**

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT

TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989

Vincent M. Wolanin  
Bethlehem Construction Corp.  
Pinnacle Place, Suite 200  
McKown Road Off Western Avenue  
Albany, New York 12203-3409


Dear Mr. Wolanin,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

We will be contacting you in the near future to arrange a time to further discuss your anticipated development plans in the Airport Area.

Sincerely,

  
Mary Burke  
Senior Planner

ALBANY COUNTY AIRPORT



OFFICE OF ECONOMIC DEVELOPMENT

Main Terminal  
Suite 210  
Albany, New York 12211

HOWARD L. GOLDSTOCK  
DIRECTOR

(518) 869-0847  
869-5312

TO: Mrs. MARY BURKE  
COLONIE PLANNING

12/12/89  
HAND DELIVERED

FROM: H.L. Goldstock

SUBJECT: G.E.I.S

I WOULD LIKE THE OPPORTUNITY TO  
REVIEW THE ENCLOSED LIST WITH YOU AT YOUR  
CONVENIENCE.

Thank you,  
Howard Goldstock

DEC 14 1989  
RECEIVED  
ECONOMIC DEVELOPMENT

# ALBANY COUNTY AIRPORT



OFFICE OF ECONOMIC DEVELOPMENT

Main Terminal  
Suite 210  
Albany, New York 12211

HOWARD L. GOLDSTOCK  
DIRECTOR

(518) 869-0847  
869-5312

RECEIVED  
DEC 14 1989  
COUNTY  
ENGINEER

RUNWAY 19 - DISPLACED THRESHOLD, NORTH

APRONS - CREATION OF TWO NEW APRONS, NW & SW QUADRANTS

RUNWAY 28 - EXTEND APPROACH END 1000' ±

AIR SURV. RADAR - RELOCATE OFF SITE (FROM S.E. QUAD.)

FIXED BASE OPERATIONS - DEVELOP SECOND FACILITY IN N.W. QUADRANT

CARGO FACILITY - TAXIWAYS, APRON, LAND ACQUISITION, BUILDING DEV. NE QUAD.

CONTROL TOWER - DEVELOP NEW TOWER IN N.W. QUADRANT

POST OFFICE - DEVELOP NEW SITE IN N.W. QUADRANT

VFR RUNWAY - NEW VFR RUNWAY EAST SIDE OF AIRPORT. N-S CONFIG.

SOUTH EAST QUADRANT - DEVELOP WITH AVIATION RELATED BUSINESS

T-HANGERS - POSSIBLE SITES SE & SW QUADRANTS

AVIATION THEME RESTAURANT - SE QUADRANT

WADE ROAD - PROPERTY ADJOINING RUNWAY 28

COUNTY OWNED PROPERTY - WEST SIDE OF RT 151

COUNTY OWNED PROPERTY - EAST SIDE OF RT 151

PORT PROPERTY - EAST SIDE OF RT 151

NOISE IMPACT AREAS - KELLY, OLD NISKAYUNA, RT 7, BURNMASTER

PARKING LOTS - ON SITE & REMOTE LOCATIONS.



# TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT  
TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989

Howard Goldstock  
Albany County Airport  
Office of Economic Development  
Main Terminal, Suite 210  
Albany, New York 12211

Dear Howard,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

We will be contacting you in the near future to arrange a time to further discuss your anticipated development plans in the Airport Area.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Burke".

Mary Burke  
Senior Planner



# SHAKER HERITAGE SOCIETY

Shaker Meeting House, Albany-Shaker Road, Albany, N.Y., 12211 (518) 456-7890

December 13, 1989

Mary Burke  
Colonie Engineering & Planning Services Department  
272 Maxwell Road  
Loudonville, New York 12211

DEC 15 1989  
COUNTY  
CLERK

Dear Mary Burke:

The Shaker Heritage Society would like to submit some comments concerning the development of the airport area. We believe that most of these comments are already on record but we would like to reiterate our concerns.

The Shaker Historic District is unique, an incredible asset to the County. It is, we believe, the only historic site which Albany County has under its control. It is relatively untouched, has a marvelous location in the center of the County for use as a park/recreation area, especially with the Ann Lee Pond already on the site and could be within walking distance of the County Airport for travellers who have time between planes.

A special feature of the site is that it was the very FIRST Shaker community in America. Interest in the Shakers is not only local, it is national and international. This year we have had visitors from Texas, California, Tennessee, Malawi (Africa), Scotland, Australia, Louisiana, Arizona, Italy, Oklahoma, Norway, Washington and many other states. The people who come to visit all tell us how delighted they are to have found the site of the Watervliet Shakers and what a wonderful place it is. This IS an area to be proud of and to care for; it is already a tourist attraction and Albany County is fortunate to own it. We fear encroachment from motels, restaurants, super highways and the airport expansion. This jewel in the center of Albany County, should be mounted and shown to all who wish to come.

Each May the Shaker Heritage Society presents a Learning Fair for fourth grade students from schools in the surrounding counties. We have over 2000 children here for tours and every year the teachers tell us they want to come back. Living history for our children gives them roots and appreciation for the area in which they are growing up. We must not lose this vital site.

Sincerely,

*Diane Conroy-LaCivita*  
Diane Conroy-LaCivita

Executive Director

DCL:amh

*America's first Shaker settlement*

**TOWN OF COLONIE**

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT

TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989


Diane Conroy-LaCivita  
Shaker Heritage Society  
Shaker Meeting House  
Albany Shaker Road  
Albany, New York 12211

Dear Ms. LaCivita,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

Sincerely,

  
Mary\_Burke  
Senior Planner

NEWTONVILLE NEIGHBORHOOD ASSOCIATION

Statement on the Scoping of the Airport GEIS

DEC 14 1989  
RECEIVED  
TOWN OF NEWTONVILLE

We would like to take this opportunity to commend the people who put together the DRAFT SCOPING DOCUMENT. It appears to address all of our concerns with the future development of the region.

In particular, we are pleased at the inclusion of the environmental issues, traffic, air quality, historical and archaeological considerations, drainage, utilities, recreation and open space requirements, and municipal services. We are all increasingly aware of the ease with which these may be allowed to deteriorate or be irretrievably lost, destroying important aspects of our heritage and our way of life.

During the course of the public scoping session which was held on December 12th at the Town Library, some excellent (and occasionally contradictory) points were made. Although we understand the need to move forward with the study as quickly as possible, we are seriously concerned that this not result in an inconclusive document. In addition, we would like to make the following points:

- \* It would be helpful if the draft report were accompanied by a summary cross-referenced to the draft. This would make it possible to circulate the substance of the draft widely.
- \* Since public transportation is clearly one of the best ways to mitigate the effects of air pollution and other environmental problems, it deserves a

prominent place in the scope of the study.

- \* It would be nice if the study avoided the use of unnecessary professional jargon.

We anticipate that this good beginning will make an important contribution to the future physical, social and economic environment of the Town.

TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT

TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989

Richard Relation  
Newtonville Neighborhood Association  
24 East Newton Road  
Box 722  
Newtonville, New York 12182

Dear Mr. Relation,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

Sincerely,

Mary Burke  
Senior Planner

Presented by Patricia Lennson @  
Public Scoping Hearing

Comments from Shaker Ridge - Vly Road Neighborhood Association  
Re: DRAFT SCOPING DOCUMENT; ALBANY COUNTY AIRPORT AREA; DRAFT  
GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS) to Town of Colonie  
Planning Board. December 12, 1989.

We suggest the following for your consideration:

COPY

I. PROJECT DESCRIPTION AND HISTORY

Incorporate the superb description of the Airport sector of the study area from the Albany County Airport Master Plan Final Report 1975-1995.

While the CDTC studies extend only until the year 2005, we encourage the Planning Board to try to project further into the future, perhaps at least 25 years, to the year 2015.

II. C. Vegetation, Wildlife and Aquatic Ecology

Consider not only "identifying" NYSDEC regulated wetlands but also reviewing the wetlands map for accuracy and securing publication of a more accurate version (e.g., It is common knowledge that certain airport property actual wetland has never been properly designated as such. NYSDEC can verify this).

II. F. Utilities

Consider, in addition, potential water pressure problems.

II. G. Transportation/Traffic

We would feel more comfortable if specific studies were cited here. E.g.:

- NYSDOT's Route 7 Design Report/Environmental Assessment (July 16, 1987) and any supplements;
- 1988 airport studies by Day & Zimmerman and TransPlan;
- Upper Hudson Regional Air Service Study (1987)

Also, it may be advisable to include in the updated traffic volumes (since 1987) consideration of potential impact on surface and air traffic of:

- World Trade Center planned for Schenectady;
- U.S.-Canada Free Trade Agreement;
- Planned development, drawn from written documentation from major area developers;
- potential for increase in tourism (as currently being

promoted by area Chambers of Commerce), and possible increased road traffic due to attendance at sporting events (at, for example, the Knickerbocker Arena and the proposed Olympic ice-hockey rink on Albany-Shaker Road).

One serious impact of increased traffic volumes will, unfortunately, be an increase of traffic accidents and traffic-related deaths. Please discuss current situation and projected accidents and fatalities.

Under "Methods to finance these improvements," sharing of "any fees collected" among involved municipalities, please be more specific about the sources of such "fees." Do you really mean "impact fees to developers" to pay for infrastructure costs affected by their projects? Please define and explain.

Under "Alternate measures to reduce traffic impacts and related highway improvements," please consider/discuss the "No Growth" option, especially in regard to any potential further development along existing residential roads, e.g., Vly Road (which egresses onto Route 7, Watervliet-Shaker Road, and Route 155).

## II. I. Noise

Project future airport related noise levels, not only due to "flight activity" (from the proposed introduction of the 757 aircraft and increases in commuter and general aviation flights), but also from the effect of nighttime engine maintenance noise, with emphasis on engine runups. (While such engine maintenance activity is currently prohibited under Airport regulations between 11 pm and 7 am, these rules are often and consistently broken. Consider, also, mitigation measures, e.g., higher penalty payments by airlines for breach of rules; passage of enforceable legislation to prohibit same.)

## IV. ALTERNATIVES

Consider the Town of Colonie adopting regulations, consistent with FAA regulations (as authorized by paragraph 2 of Section 356 of Article 14 of the NYS General Municipal Law) restricting the height of structures allowable in or near the Airport *flight hazard area*.

Consider adoption of a Joint Airport Zoning Board between the County of Albany and the Town of Colonie, as authorized by paragraph 3, Section 356 of the above cited law.



# TOWN OF COLONIE

272 MAXWELL ROAD

LATHAM, NEW YORK 12110

ENGINEERING & PLANNING SERVICES DEPARTMENT

TELEPHONE 482-0248



Robert S. Mitchell  
DIRECTOR

December 21, 1989

Gerald Magnes  
Shaker Ridge - Vly Road Neighborhood Association  
3 Linda Lane  
Schenectady, New York 12309

Dear Mr. Magnes,

We would like to thank you and your organization for taking the time to prepare comments in response to the Airport Area GEIS Draft Scoping Document.

All comments are being reviewed and will be given consideration in the preparation of the Final Scoping Document for the Airport Area GEIS.

Sincerely,

Mary Burke  
Senior Planner

*An Equal Opportunity Employer*